

February 2003

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><i>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</i></p> <p><i>All Planning Commission Meetings for the month of February will begin at 8:15 pm.</i></p>						1
2	3	4	5 Planning Commission Meeting MEETING CANCELLED View Agenda	6 No Planning Commission Meeting	7	8
9	10 Board of Supervisors Meeting	11	12 Planning Commission Meeting MEETING CANCELLED View Agenda	13 Planning Commission Meeting View Agenda View Speakers List*	14	15
16	17 County Holiday	18	19 Planning Commission Meeting MEETING CANCELLED View Agenda	20 Planning Commission Meeting View Agenda View Speakers List*	21	22
23	24 Board of Supervisors Meeting	25	26 Planning Commission Meeting MEETING CANCELLED View Agenda	27 Planning Commission Meeting MEETING CANCELLED View Agenda	28	

Click on the desired
 View Agenda or View Speaker's List
 for detailed information.
 (*The Speaker's List is available at 3:30 pm
 on each individual meeting date.)

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 5, 2003**

*Posted: 11/26/02
Finalized: 1/9/03*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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**DUE TO NUMEROUS CASE DEFERRALS,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR FEBRUARY 5, 2003,
WAS CANCELLED.**

**All items previously scheduled for public hearing and/or decision
by the Planning Commission on February 5, 2003,
have been rescheduled as indicated below.**

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-SP-032	Landmaster Inc.	W. Mayland	P/H to 3/12/03 (Admin. Moved)
SEA-85-M-086 (Moved from 11/6/02)	Radley Acura	T. Swagler	P/H to 3/19/03 (Admin. Moved)
RZ-2002-SP-033	Christopher Companies	F. Burnszynski	P/H to 2/13/03 (Admin. Moved)
RZ/FDP-2002-PR-025 (Moved from 12/11/02)	DSF/Long Metro	W. Mayland	P/H to 2/26/03 (Admin. Moved)
RZ/FDP-2002-SU-029 (Moved from 1/8/03)	Landmark Property Development	T. Swagler	P/H to 3/19/03 (Admin. Moved)

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 12, 2003**

*Posted: 11/26/02
Finalized: 2/5/03*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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**THE PLANNING COMMISSION MEETING
SCHEDULED FOR FEBRUARY 12, 2003,
WAS CANCELLED DUE TO THE WITHDRAWAL
OF THE ONLY APPLICATION ON THE AGENDA.**

ITEMS WITHDRAWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment (Athletic Facilities in R-C Districts) (P/H Moved from 11/13/02)		D. Pesto	Withdrawn

PLANNING COMMISSION MEETING AGENDA Thursday, February 13, 2003

Posted: 11/26/02
Revised: 2/19/03

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-H02-25	Nextel		Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-M02-10 & SE-2002-MA-020 (P/H on 1/9/03) (Deferred from 1/23/03)	Sprint/APC	M. Godfrey	Approved Rec. Approval
RZ-2002-LE-023 (P/H on 1/29/03)	William Ames	C. Lewis	Rec. Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2002-DR-030 (Moved from 1/9/03)	Sekas Homes	M. Godfrey	D/O to 2/20/03
2232-Y02-31	Fairfax County Water Authority	J. Howard	Approved
2232-Y02-30 (Moved from 2/27/03)	Community & Recreation Services	D. Jillson	D/O to 2/20/03

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2002-PR-042	Federal Realty Investment. Trust	L. Shulenberger	P/H to 2/27/03 (Admin. Moved)
2232-Y02-28	Fairfax County Park Authority	D. Jillson	P/H to 2/27/03 (Admin. Moved)
SE-98-D-043 (Moved from 12/12/02)	BP Products		Deferred Indefinitely (Admin. Moved)
RZ-2002-SP-033 (Moved from 2/5/03)	Christopher Companies	F. Burnsynski	P/H to 4/2/03 (Motion to Defer)
2232-D02-4 & SEA-97-D-020 (P/H on 1/29/03)	Verizon Virginia, Inc.	C. Belgin	D/O to 2/19/03 (Motion to Defer)

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 13, 2003**

*Posted: 2/5/03
Finalized: 2/14/03*

7:00 p.m. The Planning Commission's **CIP Committee** met in the Board Conference Room to continue discussions on upcoming FY 2004 – FY 2008 CIP.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

Dranesville District

RZ-2002-DR-030/FDP-2002-DR-030 - SEKAS HOMES LTD - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Trap Rd., approx. 500 ft. S. of its intersection with Leesburg Pi. on approx. 3.29 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 19-4 ((3)) 2-4.

Lee District

RZ-2002-LE-023 - WILLIAM K. AMES - Appl. to rezone from R-2 and HC to R-8 and HC to permit residential development at a density of 7.35 dwelling units per acre (du/ac) and a waiver of the minimum district size. Located at 4001 and 4003 Buckman Rd. on approx. 2.04 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 101-2 ((1)) 4 and 5. **(DECISION ONLY)**

Mason District

2232-M02-10 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility (flagpole/monopole). Located at 8914 Little River Tnpk. on approx. 1.71 ac. of land zoned R-1. Tax Map 58-4 ((1)) 62. (Concurrent with SE-2002-MA-020.) **(DECISION ONLY)**

SE-2002-MA-020 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a public benefit association (Annandale Volunteer Fire Department) and a telecommunications facility (flagpole/monopole). Located at 8914 Little River Tnpk. on approx. 1.71 ac. of land zoned R-1. Tax Map 58-4 ((1)) 62. (Concurrent with 2232-M02-10.) **(DECISION ONLY)**

Sully District

2232-Y02-30 - FAIRFAX COUNTY DEPARTMENT OF COMMUNITY AND RECREATION SERVICES - Appl. to install athletic field lights on an existing ballfield at Rachel Carson Middle School, located at 13618 McLearn Rd., Herndon. Tax Map 24-4 ((1)) 11A.

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 13, 2003**

Page 2

Sully District (cont.)

2232-Y02-31 - FAIRFAX COUNTY WATER AUTHORITY - Appl. to extend approximately 5,800 feet of 24-inch water main along the north side of Lee Jackson Memorial Highway (Route 50) from Stringfellow Road (Route 645) to Rugby Road (Route 750), and approximately 12,300 feet of 24-inch water main along the west side of Stringfellow Road from Interstate 66 to Route 50. The new 24-inch water main is needed to close an existing gap in the Route 50 west water transmission system corridor. Tax Maps 45-1, 45-2, 45-3 and 55-1.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 13, 2003**

DECISIONS ONLY: RZ-2002-LE-023 - WILLIAM K. AMES (P/H on 1/29/03)
2232-M02-10 - SPRINT PCS/APC REALTY (P/H on 1/9/03)
SE-2002-MA-020 - SPRINT PCS/APC REALTY - " " " "

DEFERRALS: RZ-2002-SP-033 - CHRISTOPHER MANAGEMENT, INC. - P/H to 4/2/03
2232-D02-4 - VERIZON VIRGINIA (P/H on 1/29/03) - D/O to 2/19/03
SEA-97-D-020 - VERIZON VIRGINIA - " " " "

ADMINISTRATIVE: Approval of June and July 2001 Minutes

FEATURES SHOWN:

Hunter Mill FS-H02-25 - Nextel - 1850 Town Center Drive

RZ-2002-DR-030 - SEKAS HOMES LTD

FDP-2002-DR-030 - SEKAS HOMES LTD

No speakers

2232-Y02-30 - DEPARTMENT OF COMMUNITY AND RECREATION SERVICES

- | | |
|--|--|
| 1. Emily McCoy, Chair
Girls Fast Pitch Softball Equity
Action Plan Review Team
3803 Laramie Place
Alexandria, VA 22309 | 5. Kenya Smith
Address unknown |
| 2. Cyrus Staniec, President
Creekside Homeowners Assn.
13598 Cedar Run Lane
Herndon, VA 20171 | 6. Ralph Wills
13105 Melrae Court
Fairfax, VA 22033 |
| 3. Bill Minto
3234 Allness Lane
Oak Hill, VA 20171 | 7. Bob Susskind
13579 Cedar Run Lane
Herndon, VA 20171 |
| 4. Phil Smith
13603 Brass Harness Court
Herndon, VA 20171 | 8. Russell Bradley
4417 Cub Run Road
Chantilly, VA 20151 |
| | 9. Bernie Spigt, Vice President
Creekside Homeowners Assn.
13610 Cedar Run Lane
Herndon, VA 20171 |

2232-Y02-31 - FAIRFAX COUNTY WATER AUTHORITY

- | | |
|---|---|
| 1. Jerry Lyall
13503 Over Ridge Court
Chantilly, VA 20151 | 2. Lisa Bartram
Address Unknown |
| | 3. Gretchen Mason
4611 Sand Rock Lane
Chantilly, VA 20151 |

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 19, 2003**

*Posted: 11/26/02
Finalized: 2/28/03*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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**DUE TO INCLEMENT WEATHER,
THE PLANNING COMMISSION MEETING
AND THE ENVIRONMENT COMMITTEE MEETING
SCHEDULED FOR FEBRUARY 19, 2003,
WERE CANCELLED.**

**All items scheduled for public hearing and/or decision
by the Planning Commission on February 19, 2003,
have been rescheduled as indicated below.**

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-D02-4 & SEA-97-D-020 (P/H on 1/29/03) (Deferred from 2/13/03)	Verizon Virginia, Inc.	C. Belgin	D/O to 2/20/03 (Admin. Moved)
SEA-84-M-089-3 (Formerly SE-2002-MA-043)	Jerry's Ford, Inc.	F. Burnsynski	P/H to 3/12/03 (Admin. Moved)
SE-2002-PR-040	Fairfax Plaza Company	W. Mayland	P/H to 3/12/03 (Admin. Moved)
2232-V01-27 (Deferred from 1/23/03)	Sprint	D. Jillson	P/H to 3/19/03 (Admin. Moved)
RZ-2002-SU-034 & SE-2002-SU-039	Dennis O. & Karen M. Hogge	D. Thomas	P/H to 4/2/03 (Admin. Moved)
SEA-94-M-047	Saul Subsidiary I	T. Swagler	P/H to 5/15/03 (Admin. Moved)
SEA-97-Y-058 (Deferred from 1/8/03)	Verizon	F. Burnszynski	P/H to 3/19/03 (Admin. Moved)

**PLANNING COMMISSION
MEETING AGENDA
Thursday, February 20, 2003**

*Posted: 11/26/02
Finalized: 2/28/03*

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDP-2002-S-039-09	Fairfax Corner Architectural Elevations		Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-DR-030 & FDP-2002-DR-030 (P/H on 2/13/03)	Sekas Homes	M. Godfrey	Rec. Approval Approved
2232-Y02-30 (P/H on 2/13/03)	Community & Recreation Services	D. Jillson	Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-P02-20	Fairfax County Park Authority	W. Hagan	D/O to 2/27/03
PCA-79-L-147 & SEA-84-V-009-2 (Moved from 11/13/02)	Khan International LLC	P. Braham	Rec. Approval
RZ-2002-MV-022 & FDP-2002-MV-022 (Moved from 12/11/02)	Rolling Oaks LLC	P. Braham	Rec. Approval Approved

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Subdivision Ordinance Amendment (Illegal Lots)		J. Friedman	P/H to 2/26/03 (Admin. Moved)
Zoning Ordinance Amendment (ADU/Mid-rise) (Deferred from 1/23/03)		D. Pesto	P/H to 2/27/03 (Admin. Moved)
2232-D02-4 & SEA-97-D-020 (P/H on 1/29/03) (Moved from 2/19/03)	Verizon Virginia, Inc.	C. Belgin	D/O to 3/6/03 (Admin. Moved)

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 20, 2003**

*Posted: 2/5/03
Finalized: 2/21/03*

7:30 p.m. The Planning Commission's **Policy and Procedures Committee** met in the Board Conference Room to review the proposed Zoning Ordinance Work Program for 2003.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

Dranesville District

RZ-2002-DR-030/FDP-2002-DR-030 - SEKAS HOMES LTD - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Trap Rd., approx. 500 ft. S. of its intersection with Leesburg Pi. on approx. 3.29 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 19-4 ((3)) 2-4. **(DECISION ONLY)**

Mt. Vernon District

RZ-2002-MV-022/FDP-2002-MV-022 - ROLLING OAKS LLC - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.02 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Rolling Rd., approx. 1,600 ft. N. of Alban Rd. on approx. 7.94 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-4 ((1)) 18 and 98-4 ((3)) 11 pt.

PCA-79-L-147 - KHAN INTERNATIONAL, LLC - Appl. to amend the proffers for RZ-79-L-147 previously approved for a service station and quick service food store to permit the addition of service bays and other site modifications with an overall Floor Area Ratio (FAR) of 0.12. Located on the E. side of Gunston Cove Rd., approx. 230 ft. S. of Lorton Rd. on approx. 34,578 sq. ft. of land zoned C-5. Comp. Plan Rec: Retail. Tax Map 107-4 ((1)) 11A. (Concurrent with SEA-84-V-009-2.)

SEA-84-V-009-2 - KHAN INTERNATIONAL, LLC - Appl. under Sect. 4-504 of the Zoning Ordinance to amend SE-84-V-009 previously approved for a quick service food store and service station to permit the addition of service bays and other site modifications. Located at 9308 Gunston Cove Rd. on approx. 34,578 sq. ft. of land zoned C-5. Tax Map 107-4 ((1)) 11A. (Concurrent with PCA-79-L-147.)

Providence District

2232-P02-20 - FAIRFAX COUNTY PARK AUTHORITY - Appl. to expand the size and use of the existing Towers Park located at 9350 Arlington Boulevard, Fairfax. Tax Map 48-4 ((1)) 3E, 3F.

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 20, 2003**

Page 2

Sully District

2232-Y02-30 - FAIRFAX COUNTY DEPARTMENT OF COMMUNITY AND RECREATION SERVICES - Appl. to install athletic field lights on an existing ballfield at Rachel Carson Middle School, located at 13618 McLearen Rd., Herndon. Tax Map 24-4 ((1)) 11A. (DECISION ONLY)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 20, 2003**

DEFERRALS: ZONING ORDINANCE AMENDMENT (ADU- Mid-rise) - P/H to 2/27/03
2232-D02-4 - VERIZON VIRGINIA (P/H on 1/29/03) - D/O to 3/6/03
SEA-97-D-020 - VERIZON VIRGINIA " " " " "

DECISIONS ONLY: RZ-2002-DR-030 - SEKAS HOMES (P/H on 2/13/03)
FDP-2002-DR-030 - SEKAS HOMES - " " "
2232-Y02-30 - DEPT. COMMUNITY & RECREATION SERVICES (P/H on 2/13/03)

ADMINISTRATIVE: Architectural Elevations, Fairfax Corner (FDP-2002-S-039-09) - Approved

2232-P02-20 - FAIRFAX COUNTY PARK AUTHORITY

1. Catherine Randolph, President
Stonehurst IV Community Association
3186 Cantrell Lane
Fairfax, VA 22031

RZ-2002-MV-022/FDP-2002-MV-022 - ROLLING OAKS LLC

NO SPEAKERS

PCA-79-L-147 - KHAN INTERNATIONAL, LLC
SEA-84-V-009-2 - KHAN INTERNATIONAL, LLC

NO SPEAKERS

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 26, 2003**

*Posted: 11/26/02
Finalized: 2/28/03*

KEY
P/H – Public Hearing
D/O – Decision Only

**DUE TO INCLEMENT WEATHER,
THE PLANNING COMMISSION MEETING
AND THE ENVIRONMENT COMMITTEE MEETING
SCHEDULED FOR FEBRUARY 26, 2003,
WERE CANCELLED.**

**All items scheduled for public hearing and/or decision
by the Planning Commission on February 26, 2003,
have been rescheduled as indicated below.**

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2002-HM-024 (P/H on 1/29/03)	Engle Homes of Virginia	D. Thomas	D/O to 3/19/03 (Admin. Moved)
SE-97-Y-042	FAI Old Centreville LLC	D. Thomas	P/H to 3/19/03 (Admin. Moved)
Subdivision Ordinance Amendment (Illegal Lots) (Moved from 2/20/03)		J. Friedman	P/H to 3/20/03 (Admin. Moved)
PCA-91-S-009	Michael & Buffa Hargett	D. Thomas	P/H to 3/6/03 (Admin. Moved)
SE-2002-SP-025 (Moved from 1/15/03)	Fair Oaks Child Development Center	D. Thomas	P/H to 3/6/03 (Admin. Moved)
PCA/FDPA-1999-SU-043 (Springfield District)	Kustom Kastles LLC	K. Abrahamson	P/H to 3/5/03 (Admin. Moved)
RZ/FDP-2002-PR-025 (Moved from 2/5/03)	DSF/Long Metro	W. Mayland	P/H to 4/30/03 (Admin. Moved)
PCA-84-D-049-5 & FDPA-84-D-049-6 (Providence) (Moved from 1/16/03)	Tysons II Land Co.	P. Braham	P/H to 3/26/03 (Admin. Moved)

**PLANNING COMMISSION
MEETING AGENDA
Thursday, February 27, 2003**

*Posted: 11/26/02
Finalized: 2/28/03*

KEY
P/H – Public Hearing
D/O – Decision Only

**DUE TO INCLEMENT WEATHER,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR FEBRUARY 27, 2003,
WAS CANCELLED.**

**All items scheduled for public hearing and/or decision
by the Planning Commission on February 27, 2003,
have been rescheduled as indicated below.**

<u>ITEMS DEFERRED TO FUTURE DATES</u>			
<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-P02-20 (P/H on 2/20/03)	Fairfax County Park Authority	W. Hagan	D/O to 3/12/03 (Admin. Moved)
S02-I-B1 (Mason) (P/H on 9/26/02) (Deferred from 10/9/02)	Out-of-Turn Plan Amendment	C. Quintero Johnson	D/O to 3/12/03 (Admin. Moved)
PCA-93-H-004 & FDPA-93-H-004-2 & PCA/DPA-87-C-088 (Hunter Mill)	Jeffery Financial Group	C. Belgin	P/H to 4/10/03 (Admin. Moved)
S02-II-VI (Providence)	Out-of-Turn Plan Amendment	C. Quintero Johnson	P/H to 4/10/03 (Admin. Moved)
SE-2002-PR-042 (Moved from 2/13/03)	Federal Realty Investment. Trust	L. Shulenberger	P/H to 4/10/03 (Admin. Moved)
Zoning Ordinance Amendment (ADU/Mid-rise) (Moved from 2/20/03)		D. Pesto	P/H to 4/10/03 (Admin. Moved)
2232-Y02-28 (Moved from 2/13/03)	Fairfax County Park Authority	D. Jillson	Deferred Indefinitely (Admin. Moved)
RZ-2002-PR-036	Ralph & Nancy Shirley	M. Godfrey	P/H to 4/24/03 (Admin. Moved)
2232-Y02-26	Verizon	W. Hagan	Deferred Indefinitely (Admin. Moved)
RZ-2002-PR 031 (Moved from 1/29/03)	Ernesto Castro	M. Stanfield	P/H to 3/20/03 (Admin. Moved)